

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, SEPTEMBER 7, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: John B. Kelso, Lee District  
Peter F. Murphy, Jr., Springfield District

//

The meeting was called to order at 8:15 p.m. by Vice Chairman John R. Byers.

//

**COMMISSION MATTERS**

Commissioner Smyth MOVED THAT THE DECISION ONLY ON 2232-P00-13, BELL ATLANTIC MOBILE, INC. BE DEFERRED TO A DATE CERTAIN OF DECEMBER 12, 2000.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Palatiello not present for the vote; Commissioners Kelso and Murphy absent from the meeting.

//

Commissioner Hall announced that a balloon test would take place from 7:30 a.m. to 10:30 a.m. on Saturday, September 9, 2000, at Thomas Jefferson High School.

//

Commissioner Downer noted that two balloon tests would take place in the Dranesville District; the first on Tuesday, September 12, 2000, at McLean High School from 4:00 to 7:00 p.m.; and the second on Saturday, September 16, 2000, at the Dranesville United Methodist Church from 8:00 a.m. to 10:00 a.m.

//

ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. AF-00-D-001 - RAYMOND & BLANCHE DEPAUL
2. PCA-C-696-2 - DSV DULLES FOX MILL LIMITED PARTNERSHIP  
FDPA-C-696-2 - DSV DULLES FOX MILL LIMITED PARTNERSHIP
3. RZ-1999-HM-037 - TST WOODLAND, L.L.C.  
FDP-1999-HM-037 - TST WOODLAND, L.L.C.  
PCA-80-C-028-5 - TST WOODLAND L.L.C., TST WOODLAND ONE, L.L.C.  
SE-00-H-042 - TST WOODLAND L.L.C.  
SEA-97-H-070-2 - TST WOODLAND L.L.C.
4. 2232-Y00-15 - AT&T WIRELESS SERVICES
5. PCA-1996-MV-037-3 - SOUTH STATION L.L.C.  
FDPA-1996-MV-037-2 - SOUTH STATION L.L.C.

This order was accepted without objection.

//

AF-00-D-001 - RAYMOND & BLANCHE DEPAUL - Local A&F  
District appl. authorized by Chapter 115 of the Fairfax County  
Code to preserve significant A&F lands on property located at 701  
Seneca Rd. on approx. 20.04 ac. zoned R-E. Tax Map  
6-2((1))24. A&F Dist. Advisory Committee Rec: Approve.  
DRANESVILLE DISTRICT. PUBLIC HEARING.

Mr. Raymond DePaul, applicant, reaffirmed the affidavit dated March 16, 2000. There were no disclosures by Commission members.

Ms. Tracy Swagler, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no comments or questions from the Commission and no closing staff remarks, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Downer for action on this application. (Verbatim excerpts are in the date file.)

//

Commissioner Downer MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT THEY APPROVE AF-00-D-001 AND AMEND APPENDIX F OF THE FAIRFAX COUNTY CODE TO ESTABLISH THE LONGACRE FARM AGRICULTURAL AND FORESTAL DISTRICT, SUBJECT TO THE PROPOSED ORDINANCE PROVISIONS DATED AUGUST 23, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Harsel and Palatiello not present for the vote; Commissioners Kelso and Murphy absent from the meeting.

//

PCA-C-696-2 - DSV DULLES FOX MILL LIMITED PARTNERSHIP - Appl. to amend the proffers for RZ-C-696 to permit commercial, office & multi-family development at an overall FAR of 0.99 on property located on the S. side of Fox Mill Rd. & the Dulles Airport Access & Toll Rds., approx. 1,100 ft. E. of Horse Pen Rd. on approx. 63.12 ac. zoned PDC. Comp. Plan Rec: Mixed use. Tax Map 15-4((1))2 & 4. (Concurrent w/FDPA-C-696-2.) HUNTER MILL DISTRICT.

FDPA-C-696-2 - DSV DULLES FOX MILL LIMITED PARTNERSHIP - Appl. to amend the final development plan for RZ-C-696 to permit commercial, office & multi-family residential development on property located on the S. side of Fox Mill Rd. & the Dulles Airport Access & Toll Rds., approx. 1,100 ft. E. of Horse Pen Rd. on approx. 63.12 ac. zoned PDC. Tax Map 15-4((1))2 & 4. (Concurrent w/PCA-C-696-2.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated August 4, 2000. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Russ responded to questions from Commissioner Palatiello concerning staff's recommendation of approval being contingent upon the applicant's payment of funds, within 60 days, according to the Board of Supervisors' policy and formula regarding the re-designation of commercially and industrially zoned land to residential use within the Route 28 Tax District.

Ms. Baker stated that numerous developers had determined that the subject property, currently zoned for a suburban style office park, would not be economically feasible to develop because proffers required approximately 10 million dollars in off-site road improvements. She explained that the applicant had been aware of the proffer commitments when he bought the property and was now seeking an amendment to the final development plan to create a new style of pedestrian friendly development which could be described as "new urbanism." She identified the location of the property and described the proposed buildings and parking structures and said most of the density would be located near the future rail station. She said the proposed development

consisted of three basic components: high density office; high density residential; and low density commercial. She said the applicant desired to create a lively, vibrant streetscape with restaurants and retail uses along a major spine road. She described the stormwater management plan and the recreational amenities, and said the extensive transportation improvements totaled 15 million dollars. She noted that 19.9 acres of the 63 acre site would be dedicated for public use. Ms. Baker said the proposed retail/residential/mixed-use development would be truly transit oriented and that it met the urban scale and design recommended in the Comprehensive Plan for this area.

Ms. Baker responded to questions from Commissioners Downer and Alcorn about proposed recreational facilities and from Commissioner Palatiello about interparcel pedestrian access.

Commissioner Alcorn and Mr. Russ discussed the FAR allowed in the Comprehensive Plan for the subject property.

Ms. Baker responded to questions from Vice Chairman Byers and Commissioner Palatiello about the number of proffered swimming pools compared to the number shown on the Comprehensive Plan.

Vice Chairman Byers called for speakers from the audience and recited the rules for testimony before the Commission.

Mr. Peter Madigan, representing City Hotels, owner of Homewood Suites located next door to the subject property, requested information about the proposed sidewalks along the Fox Mill Road frontage and the connection to the adjoining property. Vice Chairman Byers asked that Ms. Baker address this issue in her rebuttal.

There were no further speakers, therefore, Vice Chairman Byers called upon Ms. Baker for a rebuttal statement.

Ms. Baker said that an eight-foot wide asphalt trail would be constructed along Fox Mill Road in conformance with the Trail Plan and that a sidewalk would be constructed along the Horsepen Road frontage. Vice Chairman Byers suggested that Ms. Baker meet with Mr. Madigan to further discuss this issue.

At the request of Commissioner Wilson, Ms. Baker and Mr. Russ described the proposed trail system.

There were no further comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on these applications. (Verbatim excerpts are in the date file.)

//

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-C-696-2 AND THE CONCEPTUAL DEVELOPMENT PLAN BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE IN APPENDIX 1 OF THE STAFF REPORT AND AMENDED BY ADDING A NEW PROFFER, V.4, TO READ:

“THE APPLICANT SHALL CONSTRUCT AN EIGHT-FOOT WIDE TRAIL WHICH WILL CONNECT TO PARCEL 10 TO THE SOUTH DURING THE PHASE OF CONSTRUCTION OF THE STORMWATER POND, SUBJECT TO DPWES APPROVAL AND CONTINGENT UPON THE APPLICANT’S PAYMENT OF FUNDS ACCORDING TO THE BOARD’S POLICY AND FORMULA REGARDING THE REDESIGNATION OF COMMERCIALY AND INDUSTRIALLY ZONED LAND TO RESIDENTIAL USE WITHIN THE ROUTE 28 TAX DISTRICT WITH SUCH PAYMENT TO BE RECEIVED PRIOR TO THE EFFECTIVE DATE OF THE REZONING AS SET BY THE BOARD OF SUPERVISORS.

I FURTHER MOVE THAT THE COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS SET A DATE UP TO 60 DAYS FROM THE BOARD’S DECISION OF THIS 9/7/00 APPLICATION AS THE EFFECTIVE DATE OF THE PCA. FAILURE TO PROVIDE PAYMENT ACCORDING TO THE BOARD POLICY WOULD RESULT IN ANY ACTION TAKEN BY THE BOARD TO APPROVE THIS REQUEST BEING VOIDED IN ACCORDANCE WITH VIRGINIA CODE SECTION 15.1-1372.7:1C.”

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-C-696-2, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 2 OF THE STAFF REPORT AND SUBJECT TO THE BOARD’S APPROVAL OF PCA-C-696-2.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE SOUTHERN BOUNDARY TO THAT SHOWN ON THE CDPA/FDPA.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Hall seconded the motion which carried by a vote of 7-1-2 with Commissioner Wilson opposed; Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE REQUIREMENT FOR SECONDARY USES PER SECTION 6-206 OF THE ZONING ORDINANCE TO PERMIT AN INCREASE IN THE GROSS FLOOR AREA OF THE RESIDENTIAL USES TO NOT EXCEED 81 PERCENT OF THE FLOOR AREA OF THE PRINCIPAL USE.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE CONSTRUCTION MATERIALS FOR SIDEWALKS PURSUANT TO SECTION 8-0100 OF THE PUBLIC FACILITIES MANUAL.

Commissioner Hall seconded the motion which carried by a vote of 8-0-2 with Commissioners Harsel and Koch abstaining; Commissioners Kelso and Murphy absent from the meeting.

//

RZ-1999-HM-037 - TST WOODLAND, L.L.C. - Appl. to rezone from I-4 to I-4 & PDC to permit office development w/an overall FAR of 0.83 (0.70 including previously granted density credit) & approval of the conceptual development plan for the PDC portion of the site on property located in the N.E.

RZ/FDP-1999-HM-037 - TST WOODLAND, L.L.C.

September 7, 2000

PCA-80-C-028-5 - TST WOODLAND L.L.C., TST WOODLAND ONE, L.L.C.

SE-00-H-042 - TST WOODLAND L.L.C.

SEA-97-H-070-2 - TST WOODLAND L.L.C.

quadrant of the intersection of Centreville Rd. & Woodland Park Rd. & the N.W. quadrant of the intersection of Sunrise Valley Dr. & Wood Oak Dr. on approx. 29.04 ac. Comp. Plan Rec: Alternative uses. Tax Map 16-3((1))29C1 & 29D; 16-3((11))5A & 7. (Concurrent w/FDP-1999-HM-037, PCA-80-C-028-5, SEA-97-H-070-2 & SE-00-H-042.) HUNTER MILL DISTRICT.

FDP-1999-HM-037 - TST WOODLAND, L.L.C. - Appl. to approve the final development plan for RZ-1999-HM-037 to permit office development on property located in the N.E. quadrant of the intersection of Centreville Rd. & Woodland Park Rd. on approx. 23.46 ac. zoned PDC. Tax Map 16-3((1))29C1 & 29D; 16-3((11))7. (Concurrent w/RZ-1999-HM-037, PCA-80-C-028-5, SEA-97-H-070-2 & SE-00-H-042.) HUNTER MILL DISTRICT.

PCA-80-C-028-5 - TST WOODLAND L.L.C., TST WOODLAND ONE, L.L.C. - Appl. to amend the proffers for RZ-80-C-028 to delete a 5.57 ac. portion to be included in RZ/FDP- 1999-HM-037 w/no change to the max. overall FAR of 0.70 on property located on the N. side of Sunrise Valley Dr., approx. 380 ft. W. of Monroe St. on approx. 36.21 ac. zoned I-4. Comp. Plan Rec: Alternatives uses. Tax Map 16-3((11))5A, pt. 6A1, pt. 6B, pt. 6C; pt. 6D. (Concurrent w/RZ-1999-HM-037, FDP-1999-HM-037, SEA-97-H-070-2 & SE-00-H-042.) HUNTER MILL DISTRICT.

SE-00-H-042 - TST WOODLAND L.L.C. - Appl. under Sect. 9-618 of the Zoning Ord. to permit an increase in FAR on property located at 13241 Woodland Park Rd. on approx. 5.57 ac. zoned I-4. Tax Map 16-3((11))5A. (Concurrent w/RZ-1999-HM-037, FDP-1999-HM-037, PCA-80-C-028-5 & SEA-97-H-070-2.) HUNTER MILL DISTRICT.

SEA-97-H-070-2 - TST WOODLAND L.L.C. - Appl. under Sects. 2-904, 9-607, 9-618 & 9-620 of the Zoning Ord. to amend SE-97-H-070 previously approved for an increase in bldg. height, increase in FAR & uses in the floodplain to delete the proposed incr. in bldg. height and increase in FAR, to permit a waiver of certain sign regulations to permit an additional free standing sign & incr. in sign area on property located in the N.E. quadrant of the intersection of Centreville Rd. & Woodland Park Rd. on approx. 23.46 ac. zoned PDC.

RZ/FDP-1999-HM-037 - TST WOODLAND, L.L.C. September 7, 2000  
PCA-80-C-028-5 - TST WOODLAND L.L.C., TST WOODLAND ONE, L.L.C.  
SE-00-H-042 - TST WOODLAND L.L.C.  
SEA-97-H-070-2 - TST WOODLAND L.L.C.

Tax Map 16-3((1)) 29C1, 29D; 16-3((11))7. (Concurrent w/RZ-1999-HM-037, FDP-1999-HM-037, PCA-80-C-028-5 & SE-00-H-042.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated August 17, 2000. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Russ responded to questions from Commissioner Wilson about the reallocation of FAR for the subject property.

Mr. Russ and Commissioner Palatiello responded to questions from Commissioner Downer about proposed recreational facilities.

In response to a question from Commissioner Palatiello, Mr. Russ said that no increase in FAR was being requested. Responding to another question from Commissioner Palatiello, Mr. Russ said that a waiver of the 75 foot minimum setback was required only because a covered walkway connecting the building to the garage would be constructed for the convenience of the tenants.

Ms. Baker stated that the five applications requested the addition of 160,000 square feet to two buildings utilizing unused density from the 5.57 acre building, Northridge II, which had not been built up to its maximum density, and from density that was reserved through Board of Supervisors' resolutions for right-of-way dedications. She noted that very little change from a design standpoint was being proposed. She said approval of the applications would finalize the development of this site.

Martin Walsh, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., responded to questions from Commissioner Downer about the number of proposed athletic fields.

Vice Chairman Byers called for speakers from the audience but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and no closing staff remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Palatiello for action on these applications. (Verbatim excerpts are in the date file.)

//

RZ/FDP-1999-HM-037 - TST WOODLAND, L.L.C. September 7, 2000  
PCA-80-C-028-5 - TST WOODLAND L.L.C., TST WOODLAND ONE, L.L.C.  
SE-00-H-042 - TST WOODLAND L.L.C.  
SEA-97-H-070-2 - TST WOODLAND L.L.C.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE PCA-80-C-028-5.

Commissioner Koch seconded the motion which carried by a vote of 9-0-1 with Commissioner Harsel abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1999-HM-037, SUBJECT TO THE BOARD'S APPROVAL OF PCA-80-C-028-5 AND SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION APPROVE FDP-1999-HM-037, SUBJECT TO THE BOARD OF SUPERVISORS' APPROVAL OF RZ-1999-HM-037 AND SUBJECT TO THE FINAL DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 2 OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG CENTREVILLE ROAD AND WOODLAND PARK ROAD, AS SHOWN ON THE CDP/FDP/SEA PLAT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A REAFFIRMATION OF A WAIVER OF THE BARRIER REQUIREMENT ALONG CENTREVILLE ROAD AND WOODLAND PARK ROAD.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE 75 FOOT MINIMUM SETBACK REQUIREMENT FROM THE DULLES AIRPORT ACCESS ROAD AND TOLL ROAD.

RZ/FDP-1999-HM-037 - TST WOODLAND, L.L.C.

September 7, 2000

PCA-80-C-028-5 - TST WOODLAND L.L.C., TST WOODLAND ONE, L.L.C.

SE-00-H-042 - TST WOODLAND L.L.C.

SEA-97-H-070-2 - TST WOODLAND L.L.C.

Commissioner Koch seconded the motion which carried by a vote of 8-1-1 with Commissioner Harsel opposed; Commissioner Byers abstaining; Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE NORTHERN PROPERTY BOUNDARY WITH THE DULLES AIRPORT ACCESS ROAD.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN BOUNDARY OF PARCEL 5A AND ALONG SUNRISE VALLEY DRIVE.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-97-H-070-2, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 2A OF THE STAFF REPORT.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-H-042, SUBJECT TO THE DEVELOPMENT CONDITIONS SET FORTH IN APPENDIX 2B OF THE STAFF REPORT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

//

The Commission recessed at 9:50 p.m. and reconvened at 10:00 p.m.

//

2232-Y00-15 - AT&T WIRELESS SERVICES - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of VA. to establish a telecommunications facility, consisting of a 130-ft. tall monopole, panel antennas, & an equipment shelter, on the grounds of Chantilly High School, located at 4201 Stringfellow Road. The proposed monopole will replace an existing baseball field light pole. Tax Map 45-1((1))9, 9A. SULLY DISTRICT. PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff found the application to be in substantial accord with the provisions of the adopted Comprehensive Plan.

Mr. Jillson responded to a question from Commissioner Koch concerning other sites considered for the subject monopole; from Commissioner Wilson about the proximity of the monopole to the baseball field; and from Commissioner Smyth about the use of barbed wire on the fence around the monopole equipment cabinet.

Terence Cooke, Esquire, with Cole, Raywid and Braverman, L.L.P., stated that the proposed monopole would fill a coverage gap that AT&T currently experienced in the vicinity of the intersection of Stringfellow Road and Route 50. He said that alternative sites at Greenbrier Town Center and International County Club had been considered, but that the site at Chantilly High School provided the best coverage for the area. Mr. Cooke pointed out that this site was consistent with the objective of the Comprehensive Plan which encouraged the use of public property for this type of facility. He described the proposed landscaping plan which he said had been developed in consultation with the President of the Hunters Run Homeowners Association and school administrators.

Mr. Cooke said that as a result of concerns expressed by the community, the applicant had agreed to install barbed wire on the fence to prevent students from accessing the facility.

In response to a question from Commissioner Koch, Mr. Cooke said that monopoles were located at Langley, South Lakes and Centreville High Schools. He responded to questions from Commissioner Harsel about preventing vandalism at the site.

Mr. Cooke responded to questions from Commissioner Wilson about who would be held liable in the event a student was injured at the site.

In response to a question from Commissioner Moon, Mr. Cooke said that he did not believe the barbed wire on the fence had been requested by the school. Responding to another question from Commissioner Moon, Mr. Cooke and Mr. Jillson said that they did not know if monopoles at other County schools had barbed wire fences.

Commissioner Downer suggested that a mural be painted on the cabinet of the monopole to discourage graffiti. Commissioner Koch commented that neighbors might not be in favor of a mural.

Mr. Jillson and Mr. Chris Scott, Radio Frequency Engineer with AT&T Wireless Services, responded to questions from Commissioner Smyth about the possibility of signal interference from other monopole facilities in the area.

Vice Chairman Byers commented that he thought the use of a barbed wire fence was out of character for school property. Mr. Cooke responded that AT&T would have no objection to eliminating it from the plan. Commissioner Koch said that he would defer a decision on this matter for one week so that this issue could be resolved.

Mr. Cooke responded to a question from Commissioner Smyth about the size of the cabinet.

Vice Chairman Byers called the first listed speaker.

Mr. Anthony Bryda, 13457 Stream Valley Drive, Chantilly, said he had been unaware of the application until three weeks ago. He said he lived about 350 feet from the proposed site and was concerned that it would have an adverse affect on his property value, as well as pose health hazards from radio emissions.

Mr. Michael Cole, 4207 Pinefield Court, Fairfax, expressed opposition to the application because he said the monopole would be visually intrusive to the surrounding neighborhood and could present a health hazard to students and neighbors. He requested that another site be considered.

Ms. Lisa Barrow, 13456 Stream Valley Drive, Chantilly, expressed objection to the proposed facility. She said it would have a negative affect on property values and the environment and would be an eyesore. She also said that AT&T had not properly notified the citizens in the area and that approval of the application would invite commercialism into a residential neighborhood. She said she understood that AT&T had paid \$25,000 to the PTA for allowing the facility on the school property.

Commissioner Downer commented that by law, the Planning Commission had to make their recommendation based on character, location and extent of the proposed facility and could not consider possible health hazards.

Mr. Kwok Wong, 13454 Stream Valley Drive, Chantilly, expressed opposition to the application because the monopole would discourage people from buying or renting property in the vicinity of it.

Mr. Thuan Pham, 13451 Stream Valley Drive, Chantilly, expressed opposition to the proposed facility because it would have a negative affect on property values and posed a health hazard.

Ms. Corey Cole, 4207 Pinefield Court, Fairfax, a freshman at Chantilly High School and a softball player, said she was concerned about the facility being so close to the ballfields and because it would be visible from her house. She added that she believed students would try to access the facility even if a barbed wire fence was installed.

In response to a question from Commissioner Koch, Ms. Cole said that to her knowledge, students were not aware of the proposed facility. Commissioner Koch requested that the applicant get written documentation from the PTA stating that they were fully informed about all aspects of this application.

Ms. Mary Cole, 4207 Pinefield Court, Fairfax, requested that another location for the monopole be found.

There being no further speakers, Vice Chairman Byers called upon Mr. Cooke for a rebuttal statement.

Mr. Cooke stated that the applicant had notified the Presidents of the Hunters Run, Greenbrier, Foxfield and Chantilly Hunt Homeowners Associations in May, whose names he had obtained from the Sully District Supervisor's office. He said the only response he got was from the President of the Hunters Run Homeowners Association who had several discussions with the AT&T Site Acquisition Manager which focused on screening the visual impact of the ground facility. He said a second letter had been sent to the same representatives in mid-June inviting them to attend a balloon test at the site and that the President of the Sully District Council was the only one who stopped by. He said he felt the applicant had followed proper notification procedures and noted that presentations had been made to the Sully District Council and the Western Fairfax County Citizens Association. He pointed out that the facility would be substantially screened with evergreen trees and did not think vandalism would be a significant threat, but reiterated that A&T was willing to do whatever the community desired with regard to the barbed wire fence. He explained that although the federal government had determined that adverse health affects were not a legitimate area of inquiry for local governments, Denny and Associates, P.C., had conducted a study which concluded that public exposure to radio-frequency emissions from the proposed facility posed no threat to the health and safety of the community. (A copy of this report is in the date file.) He said while he could understand the concern about property devaluation, he said studies conducted by reputable real estate experts had indicated that there had not been a discernable affect on property values in communities where these poles were located. He said he would follow-up on the concerns raised tonight before a decision was made on this application.

In response to a question from Commissioner Hall, Mr. Cooke said AT&T's lease was with the School Board, not with the PTA and that AT&T had paid no money to the PTA. Commissioner Moon said it was his understanding that the PTA would receive a portion of the rent AT&T paid to the School Board. Commissioner Downer said she had been told that any fees collected would go into a general school fund.

Responding to a question from Commissioner Koch, Mr. Cooke said that although the International Country Club golf course had been considered, AT&T had not initiated discussions with them because it was not considered to be the best site.

Mr. Cooke responded to a question from Commissioner Downer about whether a shorter pole could provide the coverage needed.

There being no further comments or questions from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for a deferral motion. (Verbatim excerpts are in the date file.)

//

Commissioner Koch MOVED THAT THE DECISION ONLY ON 2232-Y00-15 BE DEFERRED, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO SEPTEMBER 21, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

//

The next case being in the Mount Vernon District, Vice Chairman Byers relinquished the chair to Secretary Harsel.

//

PCA-1996-MV-037-3 - SOUTH STATION L.L.C. - Appl. to amend the proffers & conceptual development plan for RZ-1996-MV-037 to permit residential development at a density of 7.9 du/ac w/in Land Bay G on property located on the W. side of Lorton Station Blvd. (formerly Potomac Bend Blvd.), approx. 800 ft. N. of Lorton Rd. on approx. 14.40 ac. and zoned PDH-5. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))43 pt. & 107-4((1))17A1 pt. (Concurrent w/FDPA-1996-MV-037-2.) MT. VERNON DISTRICT.

FDPA-1996-MV-037-2 - SOUTH STATION L.L.C. - Appl. to amend the final development plan for RZ-1996-MV-037 to permit residential development on property located on the W. side of Lorton Station Blvd. (formerly Potomac Bend Blvd.), approx. 800 ft. N. of Lorton Rd. on approx. 14.40 ac. zoned PDH-5. Tax Map 107-2((1))43 pt. & 107-4((1))17A1 pt. (Concurrent w/PCA-1996-MV-037-3.) MT. VERNON DISTRICT. JOINT PUBLIC HEARING.

September 7, 2000

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated August 3, 2000. There were no disclosures by Commission members.

Commissioner Byers asked Secretary Harsel to ascertain whether there were any speakers present for this application. Secretary Harsel called for speakers, but received no response. Therefore, Commissioner Byers requested that presentations by staff and the applicant be waived and the public hearing closed. No objections were expressed, therefore Secretary Harsel closed the public hearing and recognized Commissioner Byers for action on these applications.

//

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE PCA-1996-MV-037-3, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JULY 20, 2000, WHICH ARE CONTAINED IN ATTACHMENT 1 OF THE STAFF REPORT ADDENDUM.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-1996-MV-037-2, SUBJECT TO THE BOARD'S APPROVAL OF PCA-1996-MV-037-3 AND TO THE DEVELOPMENT CONDITIONS CONTAINED IN THE ATTACHMENT TO THE STAFF REPORT ADDENDUM.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioners Kelso and Murphy absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD THAT IT REAFFIRM A WAIVER TO PERMIT PRIVATE STREETS TO EXCEED 600 FEET IN LENGTH.

Commissioner Alcorn seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Kelso and Murphy absent from the meeting.

//

Vice Chairman Byers resumed the Chair and adjourned the meeting.

//

The meeting was adjourned at 11:30 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

September 7, 2000

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: June 14, 2001

---

Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission